

STRONG BUYER'S MARKET

\$102K

11

\$74K

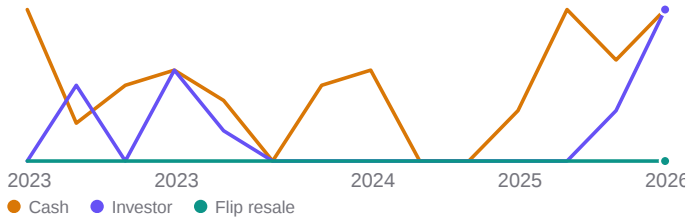
Strong buyer's market · 14 / 100



BUYERS & OUTCOMES

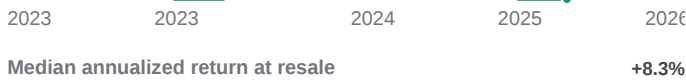
Buyer mix

Cash 100% · Investor 100% · Flip resale 0%

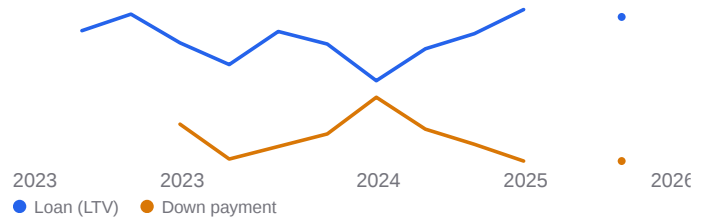


Sellers who sold at a gain

100%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

14.6 yrs



HOUSING STOCK

Homes	1,042
Median value (AVM)	\$74K
Median size	1,184 ft²
Median bedrooms	3
Median year built	1983
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	6.2%
Owner occupied	47%
Company owned	4.5%
Median loan-to-value	0%
Typical ownership tenure	14.4 yrs

COMMUNITY

Population	2,406
Density	51 / mi²
Median household income	\$56K
Average household income	\$61K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	146
Earthquake index (US avg 100)	64
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	9.7%
Unemployment	2.4%
Average temp	54°F
Annual precip	50 in
Sunshine	55%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.